

**Regular Meeting
Jasper Plan Commission
January 5, 2005**

President Tom Kiefer called the Regular Meeting of the Jasper Plan Commission to order at 8:00 p.m. Roll call was taken by Vice President Rick Gunselman as follows:

Tom Kiefer, Pres.	-Present	Bernita Berger	-Present
Rick Gunselman, V.P.	-Present	Norb Kreilein	-Present
Butch Schitter	-Present	Randy Mehringer	-Present
Jim Schroeder	-Present	Patrick Lottes	-Present
Lloyd Martin	-Absent	Chad Hurm, Eng.	-Present
Bob Wright	-Present	Dave Seger, Bld. Comm.	-Present
		Sandy Hemmerlein, Atty.	-Present

PLEDGE OF ALLEGIANCE

President Kiefer led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the December 1, 2004, Regular Meeting were reviewed. Norb Kreilein made a motion to approve the minutes as mailed. Randy Mehringer seconded it. Motion carried 10-0.

ELECTION OF OFFICERS FOR 2005

Rick Gunselman nominated Tom Kiefer as President. Bob Wright nominated Rick Gunselman as Vice President and Butch Schitter as Secretary.

Randy Mehringer made a motion to close the nominations, seconded by Bernita Berger. The motion carried 10-0.

With no more discussion, the following members were appointed unanimously: Tom Kiefer as President, Rick Gunselman as Vice President and Butch Schitter as Secretary.

STATEMENT

President Kiefer read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Haddad Properties Limited Partnership for secondary approval of a proposed plat of A Replat of Columbus Container Industrial Park, a subdivision in Jasper, Indiana and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Butch Schitter

seconded it. Randy Mehringer suggested that the public hearing be withdrawn after next month's meeting if no action is taken. Motion carried 10-0.

NEW BUSINESS

Application of ACK, Inc., for a rezoning from I-2 (Heavy Industrial) to B-3 (Business District).

Surveyor Ken Brosmer was present on behalf of Ack, Inc., (owner Mike Ackerman) requesting to rezone the property Mr. Ackerman owns south of State Road 162 and east of Lube Way from I-2 (Heavy Industrial) to B-3 (Business District).

Mr. Brosmer displayed a copy of the plat, Ackerman Commercial Park, and stated that the rezoning would include Lot 10, part of Lot 9, part of Lot 11 and the north edge of Raphyl Road.

There were no remonstrators present. After some discussion, Engineer Hurm made a motion to close the public hearing. Butch Schitter seconded it. Motion carried 10-0.

Vice President Gunselman made a motion recommending that the Common Council rezone the property south of State Road 162 and east of Lube Way from I-2 (Heavy Industrial) to B-3 (Business District). Engineer Hurm seconded it. Motion carried 10-0.

The Common Council will hold a public hearing at 6:50 p.m. on Wednesday, January 19, 2005, for final approval of the rezoning.

Application of ACK, Inc., for approval of a proposed plat of A Replat of Lots 8,9,10,11,12,13,14,15,16 and Raphyl Road, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Ack, Inc., to request primary approval of a proposed plat, a Replat of Lots 8,9,10,11,12,13,14,15,16 and Raphyl Road. The proposed property is located south of State Road 162 and east of Lube Way.

Engineer Hurm stated the only issue from the department head reviews was assurance that the utilities would be accessible. Mr. Brosmer said all utilities are in place other than installing a line to access the lift station.

Plans are to vacate all of the property east of Lube Way and split it into two large lots, Lot 1A and Lot 1B. Mr. Brosmer stated there would be no covenants in the plat.

There was some discussion regarding the covenants. Attorney Hemmerlein advised Mr. Brosmer to request a change of covenants; to carry covenants #1, #2 and #3, re-write #4 and have Ack., Inc. sign off as the owner. Attorney Hemmerlein said keeping the covenants on the plat would cause less confusion in the future.

There were no remonstrators present. With no more discussion, Vice President Gunselman made a motion to grant primary approval of a Replat of Lots

8,9,10,11,12,13,14,15 and 16 and Raphyl Road. Pat Lottes seconded it. Motion carried 10-0.

Land Use Seminar

Attorney Hemmerlein informed the Board members of a Land Use Seminar available to anyone interested in attending. The seminar is scheduled for Wednesday, January 26, 2005, in Vanderburgh County.

Resignation / New Members

President Kiefer welcomed two new members to the Plan Commission, Jim Schroeder and Butch Schitter. They have been appointed to the Commission to fill the positions of Jeff Theising, who was not reappointed, and Tom Schmidt, who resigned from the Commission. President Kiefer thanked Mr. Theising and Mr. Schmidt for their many years of service.

With no other business at hand, Norb Kreilein made a motion to adjourn the meeting, seconded by Randy Mehringer. Motion carried 10-0, and the meeting was adjourned at 8:40 p.m.

Tom Kiefer, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary